

# \$299,800 - 4314, 4975 130 Avenue Se, Calgary

MLS® #A2205673

**\$299,800**

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

The BEST Priced Unit in entire complex...Nestled in a fantastic location, this updated 3rd-floor unit is just steps from shopping and dining on 130 Ave SE! Key

Features for this Unit are:

Bright & open-concept layout with new flooring and fresh paint throughout \* Refreshed kitchen with freshly painted cabinets, seamlessly flowing into the living and dining areas \* Spacious living room with natural light and access to a balcony \* Primary bedroom with walk-through closet featuring built-in shelving and a 3-piece ensuite \* Generous second bedroom located next to the main full bathroom \* Convenient laundry closet with stackable washer/dryer and extra space for shelves or storage \* Updated light fixtures for a modern touch & Move-in Ready!

Professionally cleaned and ready for you to enjoy!

Don't miss this turnkey opportunity in an unbeatable location. Schedule your viewing today!

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2205673  |
| Price      | \$299,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 841               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4314, 4975 130 Avenue Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 4M5                  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Trash, Visitor Parking |
| Parking Spaces | 1                                   |
| Parking        | Stall                               |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 22               |

ZoningM-2

Listing Details

Listing OfficePremiere Realty Direct

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